

MIDWEST LAND GROUP PRESENTS

334 ACRES

WABAUNSEE COUNTY, KS

00000 K99 HIGHWAY, ESKRIDGE, KANSAS, 66423



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHICKEN CREEK CROPLAND AND RECREATIONAL FARM

This 334 +/- acre property is located just south of Eskridge in Wabaunsee County, Kansas, offering a rare combination of productive farmland, diverse wildlife habitat, and exceptional recreational opportunities. The property includes 248 +/- cropland acres currently in production, consisting primarily of highly productive Class III silty clay loam soils. The cropland acres feature well-maintained terraces and waterways along with clean field edges and are currently under an oral year-to-year sharecrop tenant lease agreement, providing immediate income potential.

The remaining 86 +/- acres feature mature timbered draws, thickets, and warm-season native grass habitat. The timber primarily consists of elm, eastern red cedar, walnut, and cottonwood trees, creating superb wildlife habitat and natural bedding areas. The native grasses are clean and consist primarily of little bluestem, big bluestem, and Indian grass. Chicken Creek winds throughout the property, providing year-round water and serving as a natural wildlife travel corridor.

Additional water sources include a pond and seasonal creeks. This diverse combination of habitat, food, and water supports exceptional hunting opportunities for whitetail deer, turkey, quail, and waterfowl. Located in Kansas Deer Management Unit 14, the property offers excellent deer numbers and outstanding opportunities for trophy whitetail bucks.

The property is accessible via a hard surface blacktop road along the west boundary and a well-maintained year-round gravel road along the east boundary. Electricity and telephone service are at the road, making the property an ideal future homesite or cabin location. Mineral rights are intact and will transfer to the buyer at closing. With productive tillable income, mature timber, native grass, live water, and premier hunting opportunities, this property offers a unique combination of investment potential, recreation, and rural lifestyle appeal. For additional information, disclosures, or to schedule a private showing, contact Trent Siegle at (620) 767-2926.



PROPERTY FEATURES

COUNTY: **WABAUNSEE** | STATE: **KANSAS** | ACRES: **334**

- 248 +/- cropland acres
- 86 +/- native grass/timber acres
- Primarily Class III silty clay loam soils
- 1 to 7 percent slopes
- NCCPI soil overall average rating of 53
- Well-kept terraces, waterways, and field edges
- 248 +/- DCP crop base acres
- ARC county crop election
- Chicken Creek winds throughout
- Multiple wet-weather creeks
- One watering/fishing pond
- Mature timber lining the creeks
- Timbered draws, thickets, and warm-season grass edges
- 85 +/- feet of elevation change
- Whitetail deer, turkey, quail, and waterfowl hunting
- Kansas Deer Management Unit 14
- Hard surface blacktop road
- Well-maintained, year-round gravel road
- Electricity and telephone line at the road
- Mineral rights intact and transfer
- Oral year-to-year sharecrop tenant lease agreement
- 2025 taxes: \$3,899.64
- 6 miles from Eskridge, Kansas



248 +/- CROPLAND ACRES

The property includes 248 +/- cropland acres currently in production, consisting primarily of highly productive Class III silty clay loam soils. The cropland acres feature well-maintained terraces and waterways along with clean field edges and are currently under an oral year-to-year sharecrop tenant lease agreement, providing immediate income potential.



WATERING/FISHING POND



MULTIPLE CREEKS

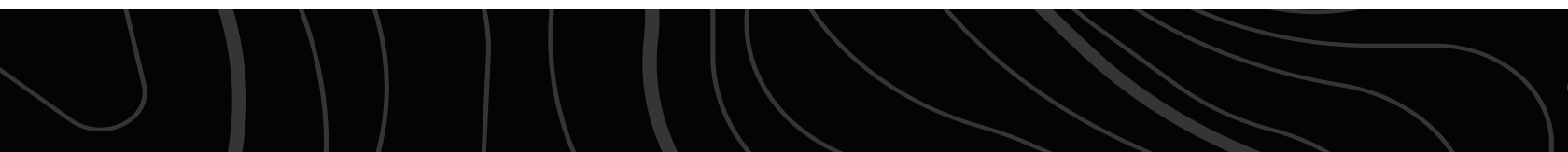


HUNTING OPPORTUNITIES

This diverse combination of habitat, food, and water supports exceptional hunting opportunities for whitetail deer, turkey, quail, and waterfowl. Located in Kansas Deer Management Unit 14, the property offers excellent deer numbers and outstanding opportunities for trophy whitetail bucks.



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 38° 46' 11.19, -96° 5' 5.69

0ft 858ft 1716ft



Maps Provided By



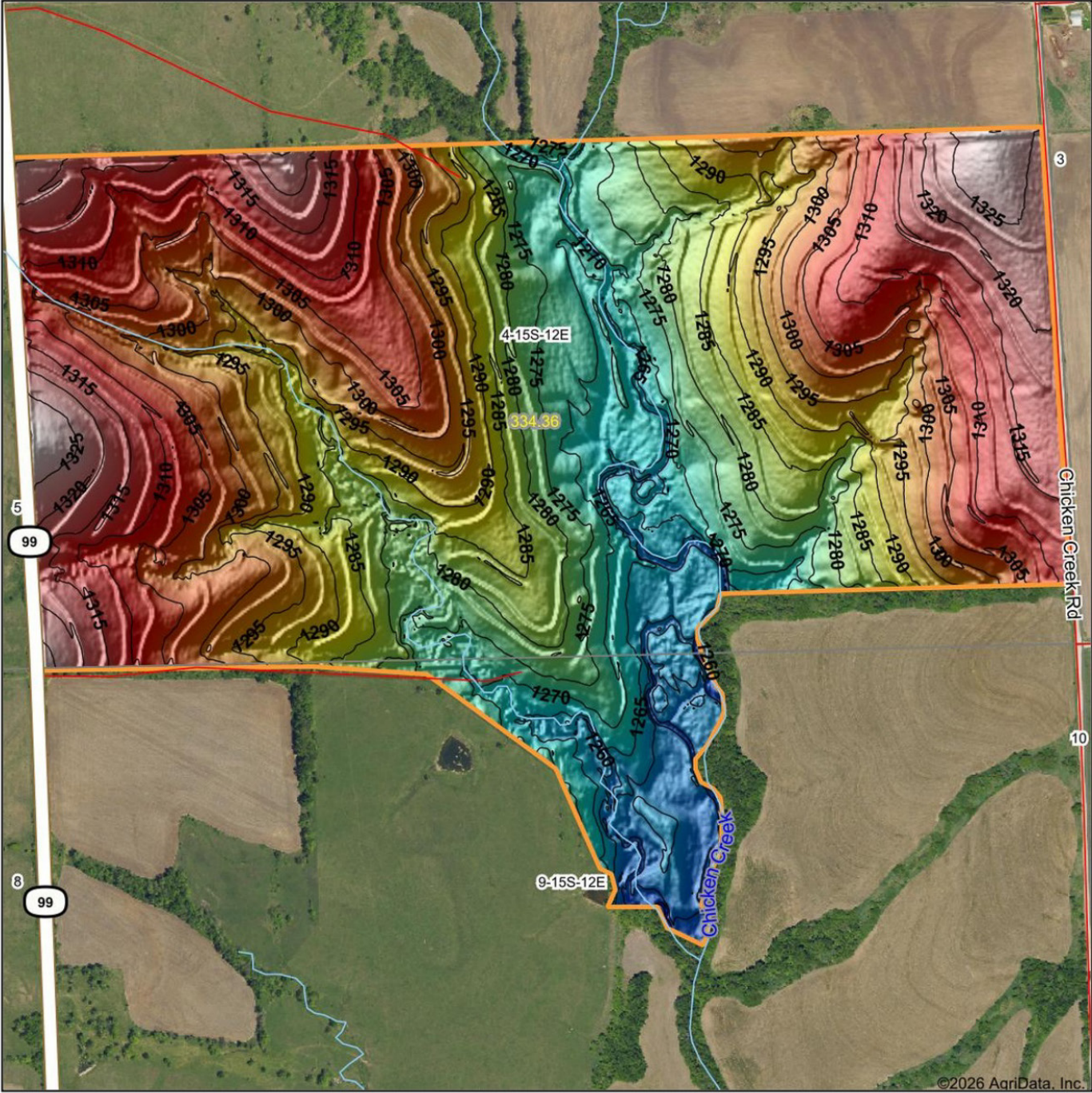
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4-15S-12E
Wabaunsee County
Kansas

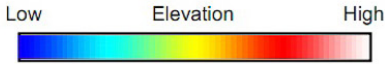


3/19/2026

HILLSHADE MAP



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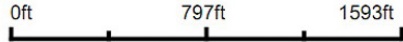


Maps Provided By



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Source: USGS 3 meter dem
 Interval(ft): 5
 Min: 1,245.6
 Max: 1,330.1
 Range: 84.5
 Average: 1,292.3
 Standard Deviation: 18.34 ft

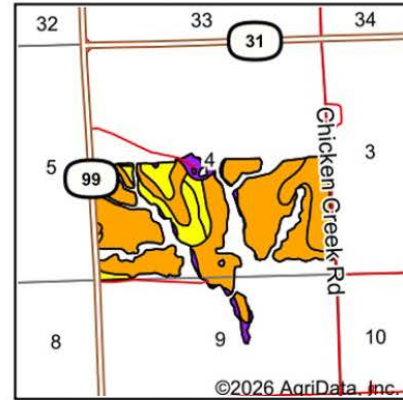
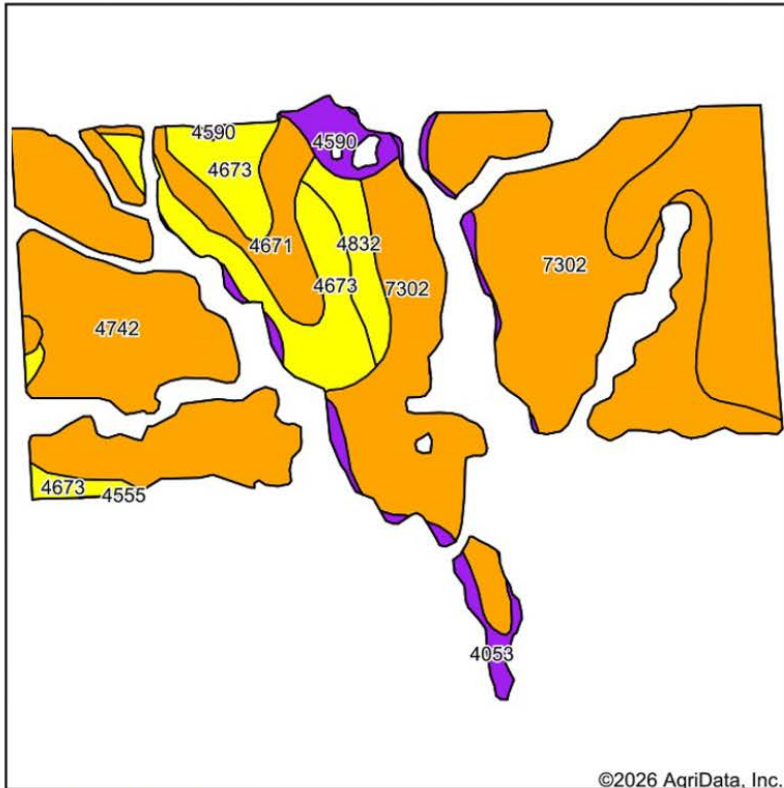


3/19/2026

4-15S-12E
Wabaunsee County
Kansas

Boundary Center: 38° 46' 11.19, -96° 5' 5.69

SOILS MAP



State: **Kansas**
 County: **Wabaunsee**
 Location: **4-15S-12E**
 Township: **Wilmington**
 Acres: **249.08**
 Date: **3/19/2026**



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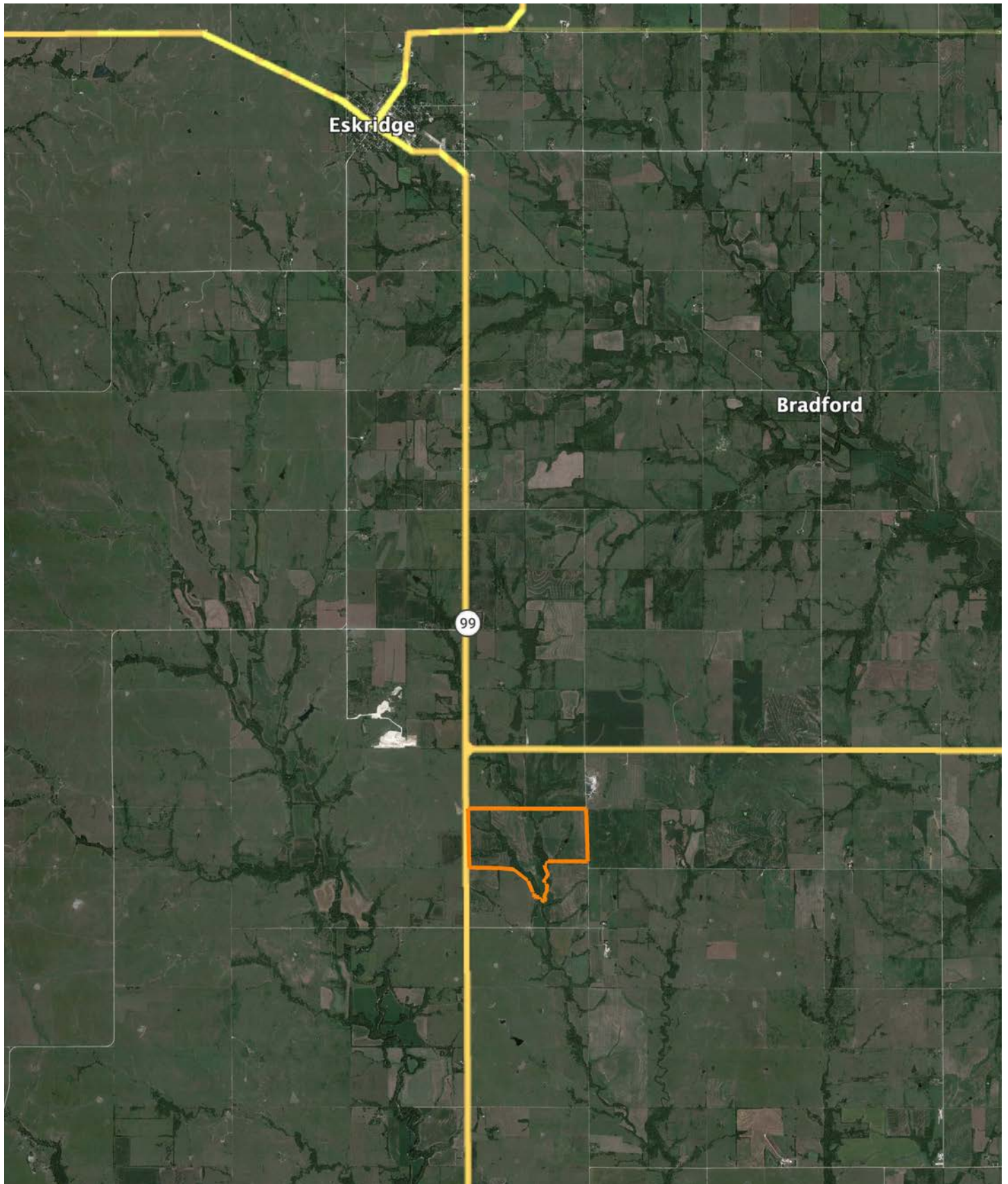
Soils data provided by USDA and NRCS.

Area Symbol: KS197, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
7302	Martin silty clay loam, 3 to 7 percent slopes	96.38	38.7%		> 6.5ft.	IIIe	4228	54	50	47
4742	Labette silty clay loam, 3 to 7 percent slopes	61.20	24.6%		2.8ft. (Lithic bedrock)	IIIe	4830	48	40	43
4671	Inwin silty clay loam, 1 to 3 percent slopes	43.63	17.5%		> 6.5ft.	IIIs	3585	56	45	55
4673	Inwin silty clay loam, 3 to 7 percent slopes	28.76	11.5%		> 6.5ft.	IVe	3550	58	48	57
4053	Ivan silty clay loam, channeled	7.12	2.9%		> 6.5ft.	Vw	7705	50	42	49
4832	Wamego silty clay loam, 3 to 7 percent slopes	6.81	2.7%		2.2ft. (Paralithic bedrock)	IVe	4865	58	58	47
4590	Clime-Sogn complex, 3 to 20 percent slopes	5.18	2.1%		2.5ft. (Paralithic bedrock)	Vle	3310	36	32	33
Weighted Average						3.26	4282.7	*n 53	*n 46.1	*n 48.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Trent Siegle knows the value of land. He grew up in a rural community, spending every weekend on the family farm raising crops, caring for livestock, and hunting. This helped sculpt him into the land agent he is today. Born in Wichita, raised in Council Grove, and having graduated from Emporia State University with a Bachelor of Science degree, Trent's roots run deep in Kansas. At Midwest Land Group, he's able to combine his love for farming, land management, and hunting with his goal of making people's dreams come true, whether it's a buyer looking to make memories on a piece of land or a seller looking to get the value their cherished land deserves. This accomplished archery hunter is the founder of the Council Grove Archery Club. He's also a member of QDMA, a Prostaff member of Heartland Bowhunter TV show, and a member of the First Congregational Church. Since he was a teenager, he's been a guide for the local Kansas Department of Wildlife and Parks annual youth turkey hunt. He harvested the second-largest non-typical archery buck in Kansas in 2016, won a Golden Moose Award with Heartland Bowhunter Prostaff/Team for Best Videography, and has had many articles and photos featured in a variety of hunting magazines. When not working, you can find Trent hunting, watching sporting events and spending time with his family, including wife, Catherine, and daughter, Harper.



TRENT SIEGLE, LAND AGENT
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